RECORDING INFORMATION

TRUDY STAFFORD
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT PREPARED BY:
Webb Sanders PLLC
3037A Highway 31W, P.O. Box 887
White House, TN 37188

STATE OF TENNESSEE)
COUNTY OF Montgomery)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $246,400.00.

Affiant

Sworn to and subscribed before me this 2nd day of January, 2019.

Notary Public

My Commission Expires: 5/13/19

(SEAL)

Karen Y Johnson Davidson County
Batch# 180552 DEEDWARR
01/04/2019 10:22:47 AM 3 pgs
Fees: $18.00 Taxes: $911.68
20190104-0001036

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Kevin M. Kosir 3456 Greer Rd Goodlettsville, TN 37072	SAME	006 00 0 08500

This Indenture is made on the 21st day of December, 2018, by and between **JANICE JONES** ("Grantor"), and **KEVIN M. KOSIR, AN UNMARRIED MAN** ("Grantee").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells and conveys to Grantee the following described real estate, situated in the County of Davidson, State of Tennessee:

Land situated in the 3rd council district, Goodlettsville, Davidson County, Tennessee, being land conveyed to Janice Jones from Fannie Mae also known as Federal National Mortgage Association on April 4, 2013, of record in Instrument Number 20130405-0033696, in the Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Beginning at an uncapped iron rod near a fence corner on south margin of Greer Road, said rod being an agreed upon common corner with Connie and Jeremy Garrett, of record in Instrument Number 20040827-0103831, in the Register's Office for Davidson County, Tennessee;

thence with the margin of Greer Road, South 89°59'09" East, a distance of 124.34 feet to a 5/8 inch capped iron rod set;

thence continuing with said margin, North 84°06'51" East, a distance of 80.00 feet to a disturbed iron pipe, said pipe being a common corner of Tammany Gentry, of record in Instrument Number 20030912-0134512, in the Register's Office for Davidson County, Tennessee;

thence leaving the margin of Greer and with the land of Gentry, South 33°52'51" East, a distance of 593.22 feet to a 5/8 inch capped iron rod set in the line of Martin, of record in Instrument Number 20121004-0091065, in the Register's Office for Davidson County, Tennessee;

thence with the line of Martin, North 68°40'00" West, a distance of 66.77 feet to an iron rod found with a Kessinger cap;

thence leaving the line of Martin and continuing the line of Woodward, of record in Instrument Number 20050615-0068148, in the Register's Office for Davidson County, Tennessee, North 68°21'44" West, a distance of 302.51 feet to an iron rod found with a Kessinger cap;

thence leaving the line of Woodward and with the line of Burdette, of record in Instrument Number 20040317-0030378, in the Register's Office for Davidson County, Tennessee, North 68°27'04" West, a distance of 75.77 feet to an iron rod found with a Chandler cap, said rod also being the southeast corner of Garrett;

thence leaving the line of Burdette and with Garrett, North 20°38'11" West, a distance of 342.63 feet to the Point of Beginning, containing 2.47 acres of land.

This description is based upon a survey performed by Dale and Associates under the supervision of Steven C. Matthews, a Register Land Surveyor in the State of Tennessee, RLS# 2352.

Being the same property conveyed to Janice Jones by special warranty deed from Fannie Mae A/K/A Federal National Mortgage Association of record in Instrument No. 20130405-0033696 Register's Office for Davidson County, Tennessee, dated April 4, 2013 and recorded on April 5, 2013. See also Boundary Line Agreement in Instrument Number 20140113-0003102 of the same Office.

This is improved property known as 3456 Greer Rd, Goodlettsville, TN 37072.

This conveyance is being made subject to:

1. Taxes for the year 2019 and subsequent years, a lien not yet due and payable.

2. Boundary Line Agreement of record in Instrument Number 20140113-0003102, in the Register's Office for Davidson County, Tennessee.

3. Survey of record in Instrument Number 20181231-0126660, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said property in fee simple, has good right to convey it and that it is unencumbered. Grantor further covenants and binds itself and its successors and assigns to warrant and defend to Grantee forever the title to said property against the lawful claims of all persons whomsoever, excluding claims arising out of the matters set forth above.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 2nd day of January, 2019.

GRANTOR:



Janice Jones

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, JANICE JONES, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of January, 2019.

Notary Public

My Commission Expires: 03/24/2020

LISA G HODGES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY